

Address:	
Deal Price:	
Future Market Value:	\$1,300,000.00
Est Rehab:	\$225,000.00

PROJECT PREP:	Unit of measur	Description of work	GC	Sub	Qty	Install rate	Material allowance	Unit costs	\$ 12,000.00
As built	PU					N/A	N/A	\$ 500.00	N/A
Estimated permit cost	PU					N/A	N/A	\$ 2,500.00	N/A
Architectural design and structural plans and permits	PU			1	1	N/A	N/A	\$ 10,000.00	\$ 10,000.00
Engineering	PU			1	1	N/A	N/A	\$ 2,000.00	\$ 2,000.00
Tree survey	PU					N/A	N/A	\$ 500.00	N/A
Geo tech	PU					N/A	N/A	\$ 2,500.00	N/A
Other								\$ -	
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
DEMO:	Unit of measur	Description of work	GC	Sub	Qty	Install rate	Material allowance	Unit costs	\$ 5,140.00
Full interior demo	PSF	Demo to studs and prep for new				N/A	N/A	\$ 2.50	N/A
Cosmetic demo	PSF	Remove all cabinets, doors and trim,	1		2,760	N/A	N/A	\$ 1.50	\$ 4,140.00
Chimney removal	PSF	Demo and removal				N/A	N/A	\$ 2,500.00	N/A
Trash removal	Dumpster	Estimated Dumpster Load	1		1	N/A	N/A	\$ 1,000.00	\$ 1,000.00
Specific scope of work								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
WINDOWS AND SIDING:	Unit of measur	Description of work	GC	Sub	Qty	Install rate	Material allowance	Unit costs	\$ 3,750.00
Windows	PU			1	2	\$ 250.00	\$ 350.00	\$ 600.00	\$ 1,200.00
Egress window, including	PU					\$ 900.00	\$ -	\$ 900.00	N/A
Slider door	PU					\$ 400.00	\$ 650.00	\$ 1,050.00	N/A
French doors	PU					\$ 350.00	\$ 1,500.00	\$ 1,850.00	N/A
Folding patio doors	PU					\$ 1,000.00	\$ 10,000.00	\$ 11,000.00	N/A
Exterior window trim	PU		1		18	\$ 75.00	\$ -	\$ 75.00	\$ 1,350.00
Fascia boards	LF	Fascia Boards Repairs	1		200	\$ 6.00	\$ -	\$ 6.00	\$ 1,200.00
Siding	PSF	misc siding repairs				\$ 8.00	\$ -	\$ 8.00	N/A

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Other						200	250	\$ 450.00	N/A	Back to output sheet
DECKS:	Unit of measur	Description of work	GC	Sub	Qty	Install rate	Material allowance	Unit costs	\$ -	
Ground level decks	PSF					\$ 20.00	\$ -	\$ 20.00	N/A	
Elevated decks	PSF					\$ 50.00	\$ -	\$ 50.00	N/A	
Wood deck railings	LF					\$ 60.00	\$ -	\$ 60.00	N/A	
Replace deck boards	PSF					\$ 20.00	\$ -	\$ 20.00	N/A	
Deck stairs	PU					\$ 1,000.00	\$ -	\$ 1,000.00	N/A	
Other								\$ -	N/A	
ROOFING:	Unit of measur	Description of work	GC	Sub	Qty	Install rate	Material allowance	Unit costs	\$ 18,400.00	
30 year comp roof	Per Square	30 year, comp Roof replacement,			50	\$ 350.00	\$ -	\$ 350.00	\$ 17,500.00	Back to output sheet
30 Yr. comp roof - 2 layers	Per Square	30 year, comp Roof replacement,				\$ 400.00	\$ -	\$ 400.00	N/A	
Torch down roof	Per Square	Torch Down Roof				\$ 600.00	\$ -	\$ 600.00	N/A	
Reroof overlay						\$ 200.00	\$ -	\$ 200.00	N/A	
Gutters and downspouts	LF				300	\$ 3.00	\$ -	\$ 3.00	\$ 900.00	
Other						1.5		\$ 1.50	N/A	
GENERAL EXTERIOR:	Unit of measur	Description of work	GC	Sub	Qty	Install rate	Material allowance	Unit costs	\$ 5,000.00	
Garage door including tracks	PU	Doors & Motor		1	1	\$ 2,000.00	\$ 2,500.00	\$ 4,500.00	\$ 4,500.00	
Address numbers, splash	PU		1		1	\$ 500.00	\$ -	\$ 500.00	\$ 500.00	
Asphalt driveway	PSF					\$ 4.00	\$ -	\$ 4.00	N/A	
Chimney repair	PU					\$ 500.00	\$ -	\$ 500.00	N/A	
Tuck pointing	PSF					\$ 2,500.00	\$ -	\$ 2,500.00	N/A	
Fences	LF					\$ 25.00	\$ -	\$ 25.00	N/A	
Other								\$ -	N/A	
Other								\$ -	N/A	
Other								\$ -	N/A	
UNDERGROUND:	Unit of measur	Description of work	GC	Sub	Qty	Install rate	Material allowance	Unit costs	\$ -	Back to output sheet
Estimated Septic: Replace	PU					\$ 30,000.00	\$ -	\$ 30,000.00	N/A	
Est. septic repairs	PU						\$ -	\$ -	N/A	
Est. sewer repairs	PU						\$ -	\$ -	N/A	
Oil tank decommissioning	PU					\$ 2,500.00	\$ -	\$ 2,500.00	N/A	
Other						\$ 400.00		\$ 400.00	N/A	
Other								\$ -	N/A	
Other								\$ -	N/A	
Other								\$ -	N/A	
PAINT:	Unit of measur	Description of work	GC	Sub	Qty	Install rate	Material allowance	Unit costs	\$ 25,080.00	

Exterior paint	PSF			1	3,000		\$ 2.50	\$ 2.00	\$ 6,000.00
Interior paint	PSF			1	2,760		\$ 3.50	\$ 3.00	\$ 8,280.00
Accent walls / fireplace	PU					\$ 500.00	\$ -	\$ 500.00	N/A
Premium paint upgrade	PSF						\$ -	\$ -	N/A
Kitchen cabinets paint	PU							\$ -	N/A
Install new drywall, including	PSF		1		1,350		\$ 8.00	\$ 8.00	\$ 10,800.00
Retexture							\$ 4.00	\$ 4.00	N/A
Paint fireplace	PU					\$ 500.00		\$ 500.00	N/A
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
FRAMING:	Unit of measur	Description of work	GC	Sub	Qty	Install rate	Material allowance	Unit costs	\$ 11,500.00
Complete reframe, including						\$ 15.00	\$ -	\$ 15.00	N/A
Open up kitchen wall for peninsula						\$ 2,500.00	\$ -	\$ 2,500.00	N/A
Open up kitchen wall for island		Open kitchen + Dining Room	1		1	\$ 2,500.00	\$ -	\$ 2,500.00	\$ 2,500.00
Create master suite			1		1	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 4,000.00
Seismic upgrade						\$ 10,000.00	\$ -	\$ 10,000.00	N/A
General framing		Layout changes as needed	1		1	\$ 5,000.00	\$ -	\$ 5,000.00	\$ 5,000.00
Misc framing repairs						\$ 8,000.00	\$ -	\$ 8,000.00	N/A
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
PLUMBING:	Unit of measur	Description of work	GC	Sub	Qty	Install rate	Material allowance	Unit costs	\$ 12,235.00
Re-plumbing	PSF			1	1,000	\$ 6.00	\$ -	\$ 6.00	\$ 6,000.00
Tub / shower valve and trim kit	PU		1		1	\$ 150.00	\$ 300.00	\$ 450.00	\$ 450.00
Shower valve and trim kit	PU		1		2	\$ 150.00	\$ 500.00	\$ 650.00	\$ 1,300.00
Freestanding tub trim kit	PU					\$ 100.00	\$ 500.00	\$ 600.00	N/A
Rain head	PU					\$ 100.00	\$ 500.00	\$ 600.00	N/A
Body sprayers	PU					\$ 150.00	\$ 1,500.00	\$ 1,650.00	N/A
Bathroom faucets	PU		1		3	\$ 15.00	\$ 30.00	\$ 45.00	\$ 135.00
Kitchen faucet	PU		1		1	\$ 50.00	\$ 200.00	\$ 250.00	\$ 250.00

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Sinks	PU		1		3	\$ 50.00	\$ 50.00	\$ 100.00	\$ 300.00
Toilets	PU		1		3	\$ 100.00	\$ 150.00	\$ 250.00	\$ 750.00
Bathtub	PU		1		1	\$ 200.00	\$ 200.00	\$ 400.00	\$ 400.00
Shower pan	PU		1		1	\$ 200.00	\$ 200.00	\$ 400.00	\$ 400.00
Mud pan prepping, waterproofing and drains	PU		1		1	\$ 800.00	\$ -	\$ 800.00	\$ 800.00
Gas HWT	PU					\$ 350.00	\$ 600.00	\$ 950.00	N/A
Electric HWT	PU					\$ 350.00	\$ 600.00	\$ 950.00	N/A
Tankless HWT	PU					\$ 500.00	\$ 1,000.00	\$ 1,500.00	N/A
Angle Stops, P Traps,	PU		1		3	\$ 150.00	\$ -	\$ 150.00	\$ 450.00
Plumbing and trenching repairs	LF			1	20	\$ 50.00	\$ -	\$ 50.00	\$ 1,000.00
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
ELECTRICAL:	Unit of measur	Description of work	GC	Sub	Qty	Install rate	Material allowance	Unit costs	\$ 13,240.00
Partial re-wire	PSF	Misc Repairs and trim and heater				\$ 3.00	\$ -	\$ 3.00	N/A
Re-wire	PSF	Wiring for new bathroom, laundry		1	1,200	\$ 5.00	\$ -	\$ 5.00	\$ 6,000.00
Electrical panel						\$ 2,000.00	\$ -	\$ 2,000.00	N/A
Meter						\$ 750.00	\$ -	\$ 750.00	N/A
Mast						\$ 1,000.00	\$ -	\$ 1,000.00	N/A
Trim out	PSF	DÉCOR Plugs, Switches, Co2	1		2,500		\$ 1.00	\$ 1.00	\$ 2,500.00
Cadet heaters		With thermostats	1		8	\$ 100.00	\$ 200.00	\$ 300.00	\$ 2,400.00
Ceiling mount fixtures			1		4	\$ 25.00	\$ 35.00	\$ 60.00	\$ 240.00
Bathroom fixtures			1		3	\$ 25.00	\$ 75.00	\$ 100.00	\$ 300.00
Bathroom fans			1		3	\$ 50.00	\$ 75.00	\$ 125.00	\$ 375.00
Can lights			1		15	\$ 25.00	\$ 20.00	\$ 45.00	\$ 675.00
Exterior lights			1		3	\$ 50.00	\$ 50.00	\$ 100.00	\$ 300.00
Entry light			1		1	\$ 50.00	\$ 100.00	\$ 150.00	\$ 150.00
Dining room light			1		1	\$ 50.00	\$ 250.00	\$ 300.00	\$ 300.00
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
HVAC:	Unit of measur e	Description of work	GC	Sub	Qty	Install rate	Material allowance	Unit costs	\$ 1,000.00
Electric furnace	PU					\$ 3,000.00	\$ -	\$ 3,000.00	N/A
Gas furnace	PU					\$ 3,500.00	\$ -	\$ 3,500.00	N/A

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Ducting	PSF					\$ 3.00	\$ -	\$ 3.00	N/A
Bathroom venting	PU		1		3	\$ 150.00	\$ -	\$ 150.00	\$ 450.00
Hood venting	PU					\$ 150.00	\$ -	\$ 150.00	N/A
Gas piping	LF					\$ 3.00	\$ -	\$ 3.00	N/A
Mini split	PU					\$ 3,500.00	\$ -	\$ 3,500.00	N/A
Partial ducting	PSF					\$ 1.50	\$ -	\$ 1.50	N/A
Air conditioner	PU					\$ 3,000.00	\$ -	\$ 3,000.00	N/A
Other	PU					\$ -	\$ -	\$ -	N/A
Other		Service AC		1	1	\$ 550.00	\$ -	\$ 550.00	\$ 550.00
Other							\$ -	\$ -	N/A
Other							\$ -	\$ -	N/A
Other							\$ -	\$ -	N/A
CABINETS:	Unit of measur	Description of work	GC	Sub	Qty	Install rate	Material allowance	Unit costs	\$ 15,550.00
Small kitchen	PU	Cabinets and hardware installed					\$ 6,000.00	\$ 6,000.00	N/A
Medium kitchen	PU	Cabinets and hardware installed		1	1		\$ 9,000.00	\$ 9,000.00	\$ 9,000.00
Large kitchen	PU	Cabinets hardware installed					\$ 12,000.00	\$ 12,000.00	N/A
Bathroom vanity (36")	PU	36 Inch Vanity, Undermount Sink,		1	2		\$ 350.00	\$ 350.00	\$ 700.00
Bathroom vanity (48")	PU	48 Inch Vanity, Undermount Sink,		1	1		\$ 600.00	\$ 600.00	\$ 600.00
Bathroom vanity (60")	PU	60 Inch Vanity, Undermount Sink,					\$ 800.00	\$ 800.00	N/A
Pedestal sink	PU						\$ 200.00	\$ 200.00	N/A
Kitchen sink	PU			1	1		\$ 250.00	\$ 250.00	\$ 250.00
Kitchen farm sink							\$ 500.00	\$ 500.00	N/A
Counter tops				1	1		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
MILLWORK:	Unit of measur	Description of work	GC	Sub	Qty	Install rate	Material allowance	Unit costs	\$ 13,140.00
Base, case and window trim	PSF		1		2,760	\$ 3.00	\$ -	\$ 3.00	\$ 8,280.00
Interior doors	PU		1		4	\$ 75.00	\$ 215.00	\$ 290.00	\$ 1,160.00
Front door	PU		1		1	\$ 500.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00
Interior fire rated garage	PU		1		2	\$ 250.00	\$ 400.00	\$ 650.00	\$ 1,300.00
Exterior door	PU					\$ 250.00	\$ 400.00	\$ 650.00	N/A
Closet doors	PU		1		4	\$ 75.00	\$ 150.00	\$ 225.00	\$ 900.00
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A

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Other								\$ -	N/A
Other								\$ -	N/A
FLOORING AND TILE:	Unit of measur	Description of work	GC	Sub	Qty	Install rate	Material allowance	Unit costs	\$ 22,240.00
Carpet	PSF			1	1,000		\$ 2.00	\$ 2.00	\$ 2,000.00
Carpet pad	PSF			1	1,000		\$ 1.00	\$ 1.00	\$ 1,000.00
Solid surface floors	PSF			1	1,700	\$ 2.50	\$ 3.50	\$ 6.00	\$ 10,200.00
Vinyl	PSF	Utility Room					\$ 2.00	\$ 2.00	N/A
Hardwood refinish	PSF	3 coats						\$ -	N/A
Tile	PSF	Bathroom Floors		1	220	\$ 14.00	\$ 5.00	\$ 19.00	\$ 4,180.00
Tile bath surrounds	PSF	Including backer board and		1	60	\$ 14.00	\$ 5.00	\$ 19.00	\$ 1,140.00
Tile shower surround	PSF (Avg	Including backer board and		1	120	\$ 14.00	\$ 5.00	\$ 19.00	\$ 2,280.00
Kitchen backsplash	PSF	Including schluter'd edges		1	60	\$ 14.00	\$ 10.00	\$ 24.00	\$ 1,440.00
Soap niche						\$ 500.00	\$ -	\$ 500.00	N/A
Hardwood install - on site	PSF						\$ -	\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
INTERIOR GENERAL:	Unit of measur	Description of work	GC	Sub	Qty	Install rate	Material allowance	Unit costs	\$ 13,610.00
Crawl space insulation and	PU	Crawl Space Clean up and beam				\$ 2,500.00	\$ -	\$ 2,500.00	N/A
Interior insulation	PSF			1	1,350	\$ 5.00	\$ -	\$ 5.00	\$ 6,750.00
Blow in attic insulation	PSF			1	1,500	\$ 1.00	\$ -	\$ 1.00	\$ 1,500.00
Interior trim out	PSF	Mirrors, door handles, closet racks,	1		2,760	\$ 1.00	\$ -	\$ 1.00	\$ 2,760.00
Stair handrail	PU					\$ 40.00	\$ -	\$ 40.00	N/A
Metal railings	LF		1		20	\$ 130.00	\$ -	\$ 130.00	\$ 2,600.00
Wood interior railings	LF					\$ 80.00	\$ -	\$ 80.00	N/A
Interior drainage system	LF					\$ 20.00	\$ -	\$ 20.00	N/A
Shower door	PU					\$ 250.00	\$ 750.00	\$ 1,000.00	N/A
Other								\$ -	N/A
Other								\$ -	N/A
Other								\$ -	N/A
APPLIANCES:	Unit of	Description of work	GC	Sub	Qty	Install rate	Material	Unit costs	\$ 7,300.00
Stainless steel electric set,				1	1	\$ 300.00	\$ 5,000.00	\$ 5,300.00	\$ 5,300.00
Stainless steel gas set, fridge,						\$ 300.00	\$ 5,000.00	\$ 5,300.00	N/A
Counter depth fridge				1	1		\$ 500.00	\$ 500.00	\$ 500.00
Appliance upgrade				1	1		\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Washer / Dryer							\$ 1,000.00	\$ 1,000.00	N/A
Other								\$ -	N/A
Other								\$ -	N/A

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Other								\$ -	N/A	Back to output sheet
Other								\$ -	N/A	
LANDSCAPING:	Unit of measur	Description of work	GC	Sub	Qty	Install rate	Material allowance	Unit costs	\$ 8,000.00	
Landscaping package		Demo and clean yard, mow edge		1	1		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
Landscaping		Upgrade Landscaping Package		1	1		\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	
Paver patio		10x10 Paver Patio				\$ 20.00	\$ -	\$ 20.00	N/A	
Sod						\$ 1.00	\$ -	\$ 1.00	N/A	
Hydro seed						\$ 0.25	\$ -	\$ 0.25	N/A	
Trash removal							\$ -	\$ -	N/A	
Estimated tree removal						\$ 1,000.00	\$ -	\$ 1,000.00	N/A	
Gravel driveway						\$ 1.00	\$ -	\$ 1.00	N/A	
Concrete driveway						\$ 10.00	\$ -	\$ 10.00	N/A	
Asphalt driveway						\$ 4.00	\$ -	\$ 4.00	N/A	
French drain						\$ 20.00	\$ -	\$ 20.00	N/A	
Landscape lighting						\$ 3,500.00	\$ -	\$ 3,500.00	N/A	
Irrigation						\$ 100.00	\$ -	\$ 100.00	N/A	
Other								\$ -	N/A	
Other								\$ -	N/A	
Other								\$ -	N/A	

Sub Total:	\$ 187,185.00	
Tax (10%)	\$ 18,718.50	
Contingency	\$ 18,718.50	10%
Total:	\$ 224,622.00	

Disclaimer:
 This worksheet is created as a ‘guide’ to assist the investor in creating a budget and scope of work for their property. It can be used a resource to assist in making decisions on what the renovation should include to yield the most favorable results in the resale. This document provides Heaton Dainard’s recommended products and suppliers; these recommendations come from years of experience and have yielded favorable results and increase in market value. The client is responsible to ensure that written contracts and invoices are created and kept with each supplier and that the investor ensures they have done their due diligence in picking the suppliers. Heaton Dainard recommends that all contractors and sub-contractors adhere to these color choices and products as they are tried and tested. The numbers used here are estimated costs only and are subject to change due to the following but not limited to: market price changes, property size and/or condition, contractor availability etc. Heaton Dainard strongly advises that the investor has a construction professional verify these estimates. Estimations are based on historical averages from past investors projects. It is the investor’s responsibility to negotiate the prices with the contractor, sub-contractor or third-party vendors or service providers, along with ensuring proper written contracts are executed and kept. Furthermore, the investor understands that this worksheet is only a guide and additional items may be added that are specific to the property and the suggestions mandated by an inspection conducted by a license and bonded professional. Heaton Dainard may assist with locating, selecting or scheduling service providers, including but not limited to home inspectors, contractors, etc. Heaton Dainard is not responsible and does not guarantee or ensure the quality or